

1 Cloverhill Gardens, Bangor,
County Down, BT19 6XU

Asking Price: £155,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Located in a quiet residential cul de sac this 3 bedroom semi detached will appeal to both first time buyers and first time movers alike. The accommodation comprises of a lounge open plan to the dining room and a modern fitted kitchen on the ground floor. The 1st floor reveals 3 bedrooms and a bathroom with a white suite. Fully upvc double glazed the property also boasts oil fired heating and an attached garage. Externally there are gardens to both front and rear in lawns and flowerbeds. All in all an excellent property offered to the market chain free.

Entrance Hall

uPVC double glazed front door, built in storage cupboard.

Lounge

13'5" x 11'3" (4.1m x 3.43m)
Brick fireplace and hearth, archway to dining room.

Dining Room

9'9" x 8'9" (2.97m x 2.67m)

Kitchen

11'6" x 8'9" (3.5m x 2.67m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, stainless steel chimney extractor fan, plumbed for washing machine, integrated fridge freezer, ceramic tiled floor, part tiled walls, uPVC double glazed door to garden.

First floor landing

Hot press, access to roof space.

Bedroom 1

13'1" x 8'8" (4m x 2.64m)

Bedroom 2

11'7" x 9'10" (3.53m x 3m)

Bedroom 3

8'2" x 8' (2.5m x 2.44m)

Built in robe.

Bathroom

White suite comprising: Panelled bath with tiled splashback, fully tiled built in shower cubicle with Redring electric shower, low flush WC, pedestal wash hand basin.

Outside

Paved driveway to off street parking and access to garage.

Attached Garage

Roller door, power and light, oil fired boiler, rear access.

Gardens

Front garden in lawns and shrubs. Enclosed rear garden with a south-westerly aspect. Gardens are in lawns, flowerbeds, and shrubs with patio area and boundary hedging. PVC Oil tank.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
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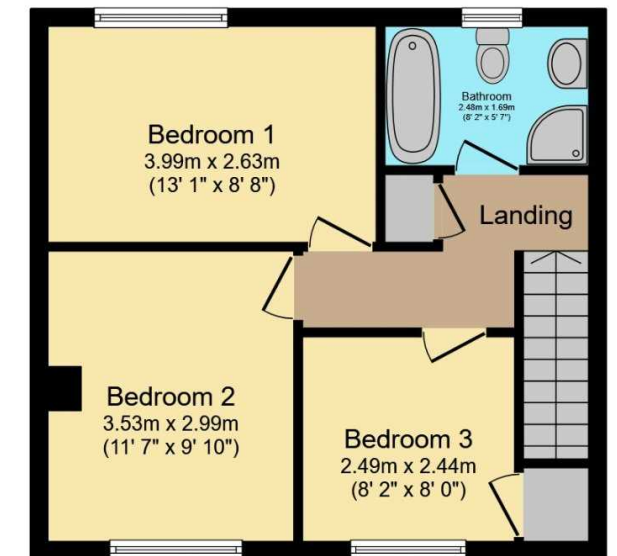
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 83.4 m² (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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